



COMAL COUNTY

ENGINEER'S OFFICE

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date: 10/15/2019 Permit Number: 109196

Location Description: 32335 US HWY 281 N
CITY OF BULVERDE, TX 78163
Subdivision: Bulverde Estates
Unit: 1
Lot: 120
Block:
Acreage:

Type of System: Aerobic
Surface Irrigation

Issued to: Raymond Stadler

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system


may require a new permit. **It is the responsibility of the owner to apply for a new permit, if applicable.**

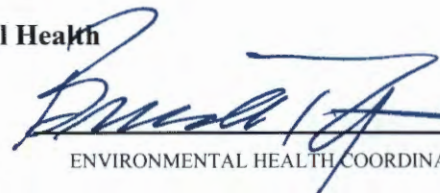
Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

Comal County Environmental Health


OS0034792
ENVIRONMENTAL HEALTH INSPECTOR


OS0007722
ENVIRONMENTAL HEALTH COORDINATOR

Final

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: STWW OSSF Installer #: OS 0008048
 1st Inspection Date: 09-26-19 2nd Inspection Date: _____ 3rd Inspection Date: 10-15-19
 Inspector Name: B. Olvera Inspector Name: _____ Inspector Name: B. Olvera
 Permit#: 109196 Address: 32335 US Hwy 281 N

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
1	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Site and Soil Conditions Consistent with Submitted Planning Materials	/	285.31(a) 285.30(b)(1)(A)(iv) 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i)		9-26-19		10-15-19
2	SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback Distances Meet Minimum Standards		285.91(10) 285.30(b)(4) 285.31(d)				
3	SEWER-PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, SDR 26)		285.32(a)(1)				
4	SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per Foot		285.32(a)(3)				
5	SEWER PIPE Two Way Sanitary - Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 degree bends)		285.32(a)(5)				
6	PRETREATMENT Installed (if required) TCEQ Approved List PRETREATMENT Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(G) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I)				
7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

09-26-19 BMO 10-15-19 BMO
 Tank Set Level No Leaks covered
 Operational ✓
 Ready for Cover

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If Single Tank, 2 Compartments Provided with Baffle SEPTIC TANK Inlet Flowline Greater than 3" and 4" T ^{1/2} Provided on Inlet and Outlet SEPTIC TANK Septic Tank(s) Meet Minimum Requirements		285.32(b)(1)(E) 285.91(2) 285.32(b)(1)(F) 285.32(b)(1)(E)(iii) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(ii)(I) 285.32(b)(1)(E)(i) 285.32(b)(1)(D) 285.32(b)(1)(C)(ii) 285.32(b)(1)(C)(i) 285.32(b)(1)(B) 285.32(b)(1)(A) 285.32(b)(1)(E)(iv)				
9	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)		/		10-15-19
10	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system provided SEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
12	SEPTIC TANK Tank Volume Installed						
13	PUMP TANK Volume Installed						
14	AEROBIC TREATMENT UNIT Size Installed	/			4-26-19		/
15	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number	/		Jalk 780	/		/
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo-transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
19	DISPOSAL SYSTEM Drip Irrigation		285.33(c)(3)(A)-(F)				
20	DISPOSAL SYSTEM Soil Substitution		285.33(d)(4)				
21	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(3) 285.33(a)(1) 285.33(a)(2)				
22	DISPOSAL SYSTEM Gravelless Pipe		285.33(a)(3) 285.33(a)(2) 285.33(a)(4) 285.33(a)(1)				
23	DISPOSAL SYSTEM Mound		285.33(a)(3) 285.33(a)(1) 285.33(a)(2) 285.33(a)(4)				
24	DISPOSAL SYSTEM Other (describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
25	DRAINFIELD Absorptive Drainline 3" PVC or 4" PVC						
26	DRAINFIELD Area Installed						
27	DRAINFIELD Level to within 1 inch per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
28	DRAINFIELD Excavation Width DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation DRAINFIELD Depth of Porous Media DRAINFIELD Type of Porous Media						
29	DRAINFIELD Pipe and Gravel Geotextile Fabric in Place		285.33(b)(1)(E)				
30	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End Plates w/Splash Plate, Inspection Port & Closed End Plates in Place (per manufacturers spec.)		285.33(c)(2)				
31	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length & Width, and Adequate Separation Distance between Trenches		285.33(d)(1)(C)(i)				

**Comal County Environmental Health
OSSF Inspection Sheet**

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	<p>EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling</p> <p>EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0%</p> <p>EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom)</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully</p> <p>EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart</p>		<p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(A)</p> <p>285.33(b)(3)(B)</p> <p>285.91(13)</p> <p>285.33(b)(3)(D)</p> <p>285.33(b)(3)(F)</p>				
33	<p>AEROBIC TREATMENT UNIT Is Aerobic Unit Installed According to Approved Guidelines.</p>	✓	285.32(c)(1)		9-26-19		10-18-19
34	<p>AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided</p> <p>AEROBIC TREATMENT UNIT Secondary restraint system provided</p> <p>AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank</p> <p>AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions</p>	✓			✓		✓
35	<p>AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place</p>						
36	<p>PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction</p> <p>PUMP TANK Sampling Port Provided in the Treated Effluent Line</p> <p>PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required</p> <p>PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump</p>	✓					
37	<p>PUMP TANK Inspection/Clean Out Port & Risers Provided</p> <p>PUMP TANK Secondary restraint system provided</p> <p>PUMP TANK Riser permanently fastened to lid or cast into tank</p> <p>PUMP TANK Riser cap protected against unauthorized intrusions</p>						
38	<p>PUMP TANK Secondary restraint system provided</p>				✓		
39	<p>PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried</p>	✓					✓

**Comal County Environmental Health
OSSF Inspection Sheet**

Final

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
40	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(iii)(ii)285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iii) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(i)		9-26-9		10-15-9
41	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G)(i) 285.33(d)(2)(A) 285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
43	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						

Comal County Environmental Health OSSF Inspection Sheet

Installer Name: STWW OSSF Installer #: 050008048

1st Inspection Date: 09-26-19 2nd Inspection Date: _____ 3rd Inspection Date: _____

Inspector Name: B. Olivera Inspector Name: _____ Inspector Name: _____

Permit#: 109196 Address: 32335 US. Hwy 281 N

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
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7	PRETREATMENT Grease Interceptors if required for commercial		285.34(d)				

09-26-19 BMO

Tank Set Level No Leaks

Operational ✓

Ready for Care

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**Comal County Environmental Health
OSSF Inspection Sheet**

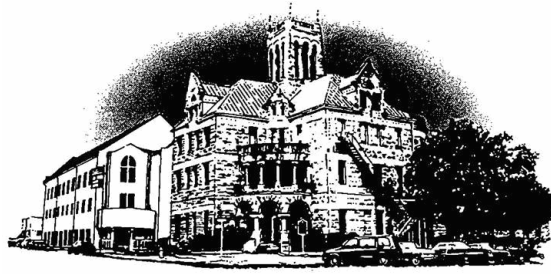
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36	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump	✓					
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
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39	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried	✓			✓		

**Comal County Environmental Health
OSSF Inspection Sheet**

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44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Comal County

OFFICE OF COMAL COUNTY ENGINEER

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 109196
Issued This Date: 06/17/2019
This permit is hereby given to: Raymond Stadler

To start construction of a private, on-site sewage facility located at:

32335 US HWY 281 N
CITY OF BULVERDE, TX 78163

Subdivision: Bulverde Estates
Unit: 1
Lot: 120
Block:
Acreage:

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

***** COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH *****
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Date _____ Permit # 109196

Owner Name Raymond Stadler Agent Name South Texas Wastewater Trmt.
 Mailing Address 25 Augusta Agent Address PO Box 1284
 City, State, Zip Boerne TX 78006 City, State, Zip Boerne TX 78006
 * Phone # (830) 980-4198 Phone # 830 249 8098
 * Email rstadler@stadlercsthomes.com Email bonnie@stwastewater.com

All correspondence should be sent to: Owner Agent Both Method: Mail Email

Subdivision Name Bulverde Estates Unit 1 Lot 120 Block _____
 Acreage/Legal _____
 Street Name/Address 32335 US Hwy 281 N City Bulverde Zip 78163

Type of Development:

Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) _____

Number of Bedrooms _____

Indicate Sq Ft of Living Area _____

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MAY 28 2019

Non-Single Family Residential

COUNTY ENGINEER

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility office building

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants 90

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

* Estimated Cost of Construction: \$ 1.5m (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

Yes No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water Public Private Well

Are Water Saving Devices Being Utilized Within the Residence? Yes No

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities..
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

* [Signature]
 Signature of Owner

* 5/20/2019
 Date

* * * **COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH** * * *
APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN
ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

Planning Materials & Site Evaluation as Required Completed By South Texas Wastewater Treatment

System Description aerobic spray

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 750 / 1000 Absorption/Application Area (Sq Ft) 5654

Gallons Per Day (As Per TCEQ Table III) 360

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

RECEIVED

Is the property located over the Edwards Recharge Zone? Yes No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

MAY 28 2019

Is there an existing TCEQ approved WPAP for the property? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

COUNTY ENGINEER

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? Yes No

Is there an existing TCEQ approval CZP for the property? Yes No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? Yes No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? Yes No

If yes, indicate the city: Bulverde

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.



Signature of Designer

5/22/19

Date

Page 2 of 2

RECEIVED
By rabsah at 3:16 pm, Jun 06, 2019



BUILDING - COMMERCIAL PERMIT
THIS FORM WAS PRINTED ON: 4/16/2019

PERMIT #: 10245

DATE ISSUED: 4/16/2019

PROJECT ADDRESS: 32335 US HWY 281 N
LOCATION: 32335 US HWY 281 N
SUBDIVISION:

OWNER NAME: NEW STADLER OFFICE
ADDRESS: 32335 US HWY 281 N
CITY: BULVERDE
STATE: TX
ZIP: 78163
PHONE: 830-980-4198

CONTRACTOR: SADLER INTERPRISES, INC
ADDRESS: 32335 US HWY 281 N
CITY: BULVERDE
ST: TX
ZIP: 78163
PHONE: 830-980-4198

WORK: COMMERCIAL BUILDING
VALUATION: \$ 1,200,000.00

SEGMENT	CONTRACTOR	AMOUNT
BUILDING - COMMERCIAL	NEW STADLER OFFICE	\$11,016.92
TOTAL		\$11,016.92

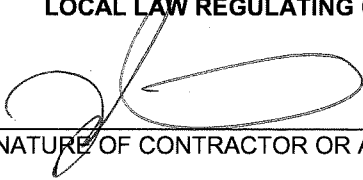
NOTES: NEW OFFICE BUILDING

NOTICE

NO WORK IS TO BE COVERED UNTIL AN APPROVED INSPECTION HAS BEEN COMPLETED
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS STARTED. SEPARATE PERMITS FOR ELECTRICAL, PLUMBING, MECHANICAL, AND PAVING ARE REQUIRED. ALL PERMITS REQUIRE FINAL INSPECTION.


A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE ANY BUILDING IS OCCUPIED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

4/16/2019
DATE



(APPROVED BY)

4/16/2019
DATE



201906017645 05/23/2019 02:57:06 PM 1/1

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Comal County, Texas. The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TVVC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TVVC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

Lot 120 Block Subdivision Bulverde Estates

Unit/Phase/Section 1

If not in Subdivision: _____ Acres _____ Survey

The property is owned by (insert owner's full name): Raymond Stadler

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

Raymond Stadler Owner Name [Signature] Owner Signature

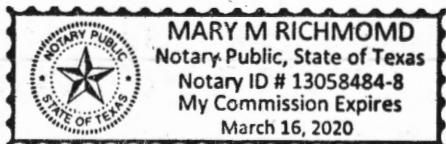
_____ Owner Name _____ Owner Signature

This instrument was acknowledged before me on: 20 Day of May, 2019

Mary M. Richmond Notary's Printed Name

Mary M. Richmond Notary Public, State of Texas

Commission Expires: 3/16/2020



Affix Notary Stamp Above

RECEIVED
MAY 28 2019
COUNTY ENGINEER

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/23/2019 02:57:06 PM
LAURA 1 Page(s)
201906017645
[Signature]

RECEIVED

MAY 28 2019

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

COUNTY ENGINEER

Phone: (830) 249-8098

Date: 5/16/2019

bruce@stwastewater.com

To: Stadler Homes Office Building
Attention: Raymond Stadler
32335 N Hwy 291
Bulverde, TX 78163

Contract Period

Start Date:

End Date:

Phone: (830) 980-4198 Subdivision: Bulverde Estates

Site: 32335 Hwy 281 N, Spring Branch, TX 78070

County: Comal

Installer: Ronald R Graham

Agency: Comal County Environmental

Mfg/Brand: Jet, Inc. / J-750- 2 yr

South Texas Wastewater Treatment

3 visits per year - one every 4 months

360 gallons per day

Map Key: 418 A2

ID: 3839

I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.

II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.

III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.

IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$85.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.

V. Services: Contractor will:

A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.

B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.

C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to the service agreement.

D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)

E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.

F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request.

Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.

VI. Disinfection: Not Required. Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it (See Attached Invoice), Contractor will add 12 tablets of chlorine at routine services (See Section V Sub-section A)

INITIAL

VII. Electronic Monitoring is is not included in this Agreement.

VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:

A. If this is an initial agreement (new installation):

1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
2. Contractor providing the equipment and installation for this OSSF.
3. Contractor's receipt of payment in full for the equipment and installation.
4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.

B. If this is not an initial agreement (existing system):

1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement

C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.

IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :

A. DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT

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MAY 28 2019

COUNTY ENGINEER

THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE SYSTEM BACK INTO COMPLIANCE.

- B. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
 - C. Protect equipment from physical damage including but not limited to that damage caused by insects.
 - D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
 - E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
 - F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
 - G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$65.00 per hour plus the associated fees for laboratory testing.
 - H. Prevent the backwash or flushing of water treatment or conditioning equipment from entering the OSSF.
 - I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
 - J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
 - K. Maintain site drainage to prevent adverse effects on the OSSF.
 - L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.
- X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$85.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income; or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. Severability: If any provision of this "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services: The fee for the basic Services described in this Agreement is _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for unscheduled, Customer requested visits to the site which will incur a service call fee of \$85.00, plus parts and labor.

XIV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:
 X Included in PROPOSAL AND CONTRACT
 Full amount due upon signature (Required of new Customer)
 Payments of \$_____ due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

XVI. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

R. Bruce Colabe _____ OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360
 Name Date exp 1/31/2021 exp 12/31/2020

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling
Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

* [Signature] 5/20/2019 rstadler@stadlercustomhomes.com
 Customer Date E-Mail

* CONTACT PHONE NUMBERS: Gate Codes for:
 #1 (830)980-4198 SubDivision _____
 #2 _____ Property _____

REVISED

3:16 pm, Jun 06, 2019

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86 WASTE

SITE EVALUATION INFORMATION SHEET

Owner and Site Information:

For: *Raymond Stadler*
Stadler Custom Homes Site: Stadler Homes Office Building
32335 N Hwy 291 32335 Hwy 281 N
Bulverde, TX 78163 Bulverde, TX 78163

Date Site Evaluation Performed: 1/3/2008

Within 100 year Flood zone no, FIR Map 485463 0035C
Edwards Recharge Zone: no, USGS map Index Map
Profile Holes: (two required) 8" silt loam over fractured limestone

Soil Texture Analysis: Class _____ suitable no

Soil Structure Analysis: _____ suitable x unsuitable for conventional septic

Structureless _____

Weak _____ Moderate _____ Strong _____

Blocky _____

Platy _____ (unsuitable)

Massive _____ (unsuitable)

Restrictive Horizon: None found: _____ Depth: 8" _____

Rock or Fractured Rock: x

Clay 40% or more _____

Ground Water _____

Brief Description: No identified recharge features within 150' of proposed system location

This site evaluated by:

South Texas Wastewater Treatment
R. Bruce Cobabe, Site Evaluator
Registration Number OS0012360, State of Texas
PO Box 1284, Boerne, Texas

R. Bruce Cobabe

R. Bruce Cobabe, Site Evaluator

1/22/08
Date

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE

REVISED

4:19 pm, Sep 25, 2019

22 May 2019

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Raymond Stadler

Stadler Custom Homes, LLC
32335 N Hwy 281
Bulverde TX 78163
830 980-4198/830 980-4168 fax

Site: 32335 N Hwy 281
Lot 120, Unit 1
Bulverde Estates
Comal County, TX

This design includes an attached drawing No. 3839R1 dated 25 SEP 2019

Design Specifications:

Estimated average daily wastewater flow: 2294 sq ft office - 10 employees (4 gal / employee = 40gpd) and 10,053 sq ft office - 80 employees (4 gal / employee = 320gpd)- total of 90 employees(360 gpd) f with effluent treatment of 600 gpd

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 360 gallons

Number of dosing cycles per day: one (1)

Timer to be installed to go off between midnight and 6:00am

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 173 feet

Dosing pump capacity: Little Giant WE20G05P4-22-20.0GPM @approx 25-40 psi at sprinkler

Chlorinator: NSF Approved tablet chlorinator installed at inlet of pump tank

Maximum slope of the field: 1-2 percent

Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib required

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Commission on Environmental Quality OSSF Regulations.

Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Existing office (2294)sf--allow 40gpd effluent flow

New office (10,053sf)--allow 320gpd (4 ga/100 sq ft) effluent flow total of 360gpd

Assume an application rate of 15.6 square feet per gallon per day.

$$40 + 320 = 360 \div 0.064 = 5625 \text{sq ft}$$

We are installing 2 sprinkler heads, both with a 30' radius, both spraying a full circle.
The area covered as measured by autocad: A= 5654 sq ft



22 May 19
[Signature]

Pipe and fittings

All pipes and fittings in this system shall be schedule 40 PVC. All joints shall be sealed with an approved solvent-type PVC cement. The forced main shall be 1" inch in diameter. A Little Giant or equivalent high head submersible pump capable of providing at least 12gpm and providing a 25-40 psi head shall be utilized for pumping effluent.

Site Preparation

The area selected for irrigation shall be cleared of cedar and brush. Some preparation is required. Sprayed area shall be provided with grass or other suitable ground cover.

Provisions for Emergencies

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A warning system shall be added to the pump tank on a separate circuit from the pump circuit to provide warning of a failure of the system. This aerobic system has a 24 month service agreement which includes emergency service.

MAY 28 2019
COUNTY ENGINEER

Flood Prone Areas

The subject lot is not in a flood prone area according to National Flood Insurance Program FIR Map community-panel Number 48091C 0220F. This lot is over the contributing zone of the Edwards Aquifer, within the city limits of Bulverde

Tank Sizes

The system shall have a JET Model J-750 (capable of treating 750gpd) extended aeration plant external chlorinator. The pump tank shall have a capacity of 1000 gal. This tank will not need tees on inlet.

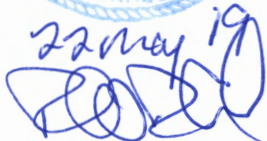
Inspections

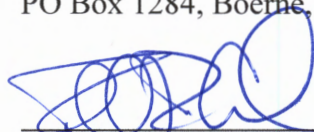
In addition to the inspections required by Comal County the system shall be inspected by the design engineer at least twice during construction and an inspection report submitted to Comal County officials including an as-built drawing.

This system designed by:

South Texas Wastewater Treatment
Ronald R Graham, Registered Sanitarian
Registration Number 3741, State of Texas
PO Box 1284, Boerne, Texas



22 May 19




Ronald R. Graham, R.S.

May 22, 2019
Date

Attachments:

Drawing No. 3839R1 dated 21 MAY 2019, RCC

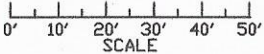


25 Sept. '19
[Handwritten signature]

REVISED
 4:19 pm, Sep 25, 2019

SYSTEM DESIGN
 FOR
 STRADLER HOMES OFFICE BLDG
 32335 HWY 281 N
 LOT 120, UNIT 1
 BULVERDE ESTATES
 COMAL COUNTY, TEXAS
 BY
 RONALD R. GRAHAM R.S. 3741
 SOUTH TEXAS WASTEWATER TREATMENT
 P.O. BOX 1284 BERNE, TX 78006
 830-249-8098
 AB REVISED: 25 SEP 2019
 DATE: 08 JAN 2008 KS
 DRAWING NO. 3839R2

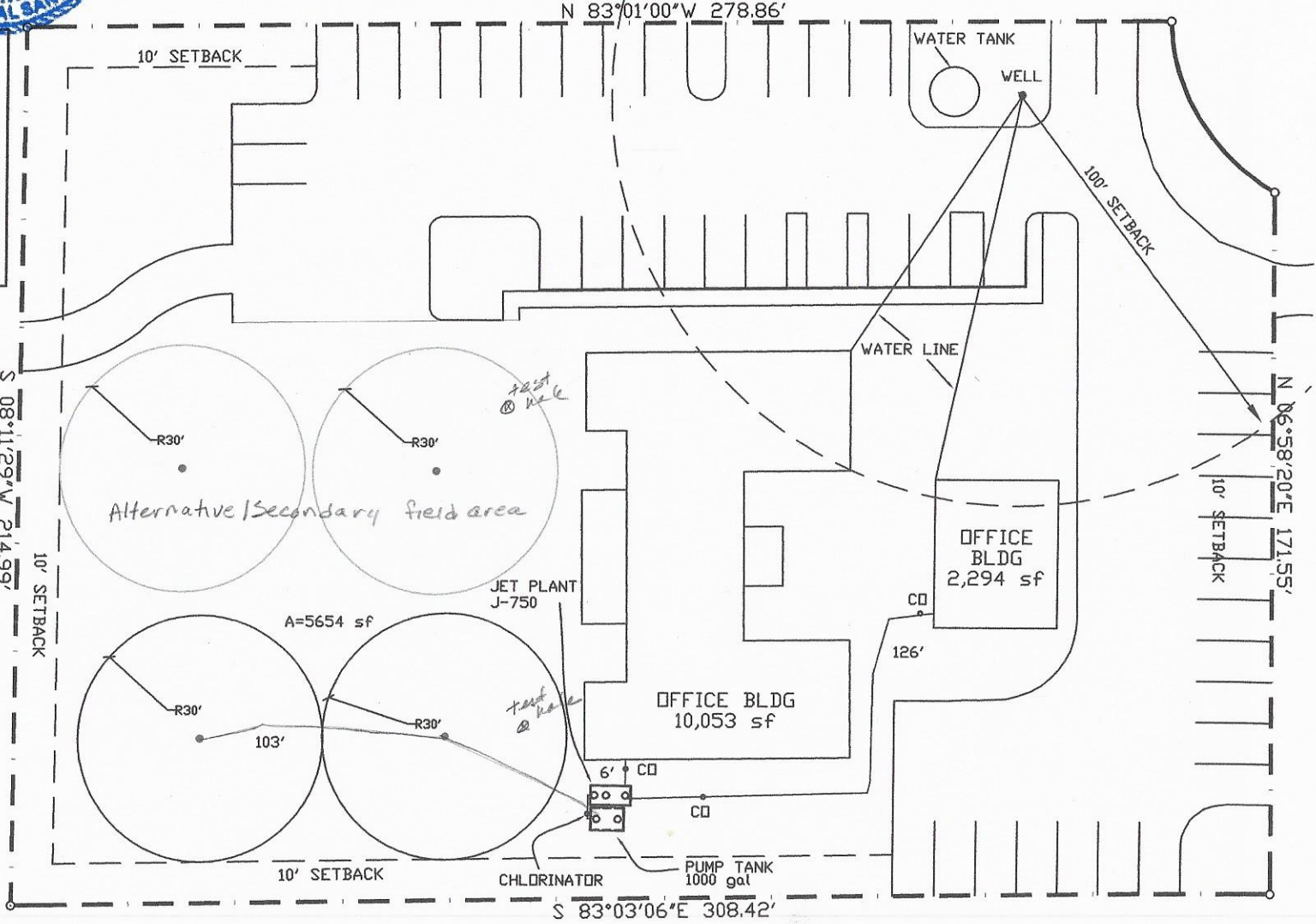
THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CDSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PROPLUS

ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

32335 HWY 281 N



1" = 40'

REVISED

3:17 pm, Jun 06, 2019

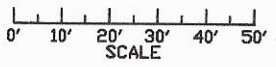


6/21/19
[Signature]

VOID

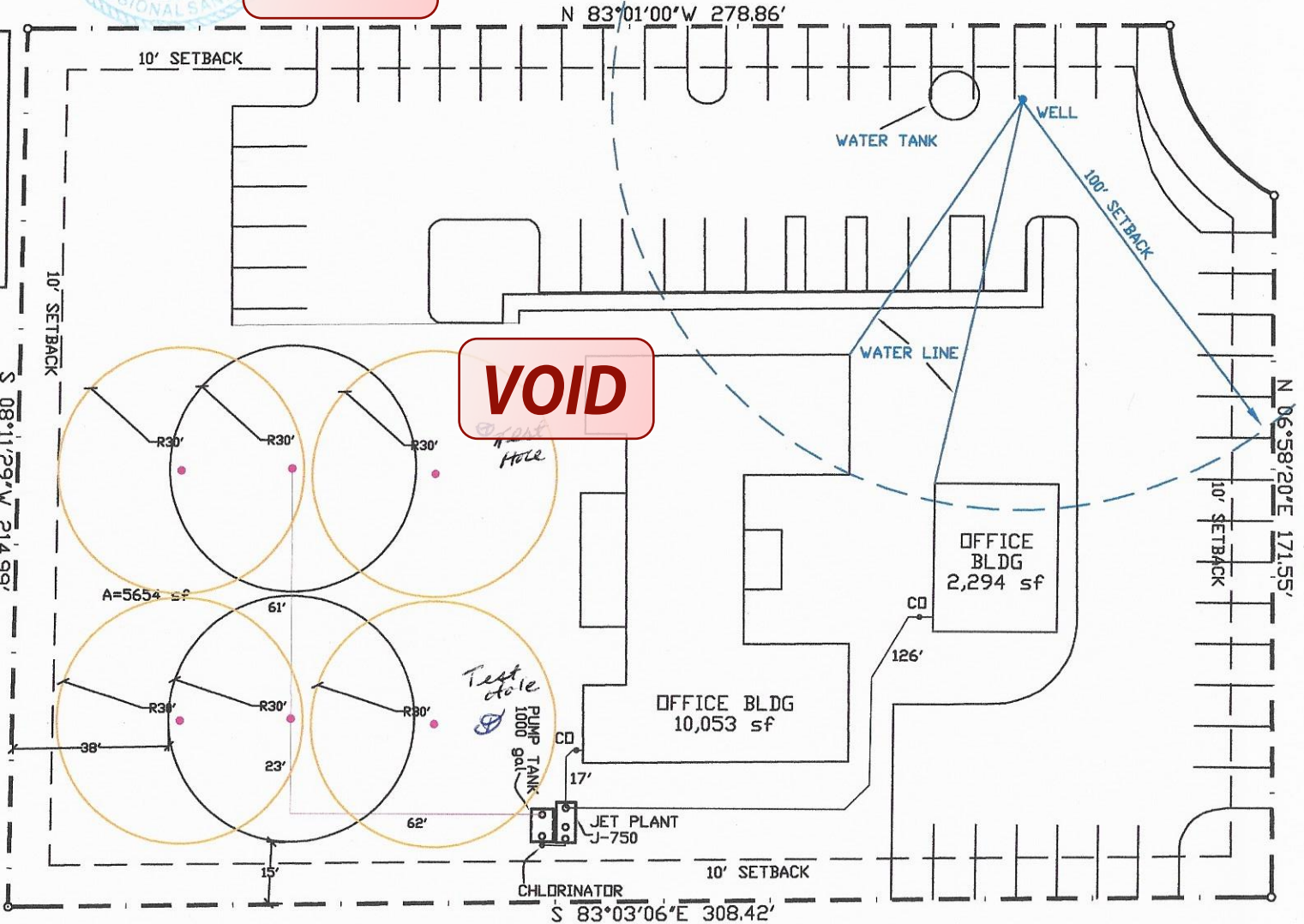
SYSTEM DESIGN
FOR
STRADLER HOMES OFFICE BLDG
32335 HWY 281 N
LOT 120, UNIT 1
BULVERDE ESTATES
COMAL COUNTY, TEXAS
BY
RONALD R. GRAHAM R.S. 3741
SOUTH TEXAS WASTEWATER TREATMENT
P.O. BOX 1284 BIERNE, TX 78006
830-249-8099
REVISED: 21 MAY 2019 RCC
DATE: 08 JAN 2008 KS
DRAWING NO.: 3839R1

THIS DESIGN MEETS ALL OF THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DSSF REGULATIONS AND THE ORDERS OF COMAL COUNTY AND WILL NOT CAUSE A NUISANCE OR HEALTH HAZARD.



ALL SPRINKLERS ARE HUNTER PGP-ARV-LA OR K-RAIN PREPLUS
ANY CROSSING OF WATER LINE & SPRAY LINE WILL BE SLEEVED 10 ft ON EACH SIDE OF WATER LINE OR A BACK-FLOW PREVENTION DEVICE WILL BE INSTALLED.

32335 HWY 281 N
S 08°11'29"W 214.99'



VOID

VOID

1" = 40'

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE

REVISED

3:16 pm, Jun 06, 2019

22 May 2019

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Raymond Stadler
Stadler Custom Homes,
32335 N Hwy 281
Bulverde TX 78163
830 980-4198/830 980-4168 fax

VOID

Site: 32335 N Hwy 281
Lot 120, Unit 1
Bulverde Estates
Comal County, TX

This design includes an attached drawing No. 3839R1 dated 21 MAY 2019, RCC
Design Specifications:

Estimated average daily wastewater flow: 2160 sq ft office - 10 employees (4 gal / employee = 40gpd) and 10,053 sq ft office - 80 employees (4 gal / employee = 320gpd)- total of 90 employees(360 gpd) f with effluent treatment of 600 gpd

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 360 gallons

Number of dosing cycles per day: one (1)

Timer to be installed to go off between midnight and 6:00am

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 123 feet

Dosing pump capacity: Little Giant WE 2000 GPM @approx 25-40 psi at sprinkler

Chlorinator: NSF Approved tablet chlorinator installed at inlet of pump tank

Maximum slope of the field: 1-2 percent

Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib required

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Commission on Environmental Quality OSSF Regulations.

VOID

Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Existing office (2160sf)--allow 40gpd effluent flow

New office (10,053sf)--allow 320gpd (4 ga/100 sq ft) effluent flow total of 360gpd

Assume an application rate of 15.6 square feet per gallon per day.

$$40 + 320 = 360 \div 0.064 = 5625 \text{sq ft}$$

We are installing 2 sprinkler heads, both with a 30' radius, both spraying a full circle.
The area covered as measured by autocad: A= 5654 sq ft



22 May 19
[Signature]

VOID

Hernandez, Sandra

From: Hernandez, Sandra
Sent: Friday, May 31, 2019 11:16 AM
To: 'bonnie@stwastewater.com'
Cc: 'rstadler@stadlercustomhomes.com'
Subject: 109196 deficiency comments

RE: Bulverde Estates, Unit 1, Lot 120

Ron,

We received planning materials for the referenced permit application on May 28, 2019 and found those planning materials to be deficient. In order to continue processing this permit, we need the following information:

- 1 ✓ It appears that there is a discrepancy on the owner name being used on the permit application.
- 2 ✓ Indicate the distance from the edge of the spray area to the property lines.
- 3 ✓ Show the test hole locations on the site plan.
- 4 ✓ Comal County rules and regulations require that new non-single family residential structures show adequate land area for doubling the required land needed for the treatment units and disposal area.
5. Revise accordingly and resubmit.

If you have any questions, you can email me or call the office.

Thank you,

*Sandra Ann Hernandez
Environmental Health Asst.
Comal County Engineer's Office
cceo.org
830-608-2090 (Ext. 3156)*

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, TX 78006-1284 Phone: 831-249-8098 or 1-800-86 WASTE

VOID

SITE EVALUATION INFORMATION SHEET

Owner and Site Information:

For: Stadler Custom Homes of S Site: Stadler Homes Office Building
32335 N Hwy 291 32335 Hwy 281 N
Bulverde, TX 78163 Bulverde, TX 78163

Date Site Evaluation Performed: 1/3/2008

Within 100 year Flood zone no, FIR Map 48 5463 0035C
Edwards Recharge Zone: no, USGS map Index Map
Profile Holes: (two required) 8" silt loam over fractured limestone

VOID

Soil Texture Analysis: Class suitable no

Soil Structure Analysis: suitable X unsuitable for conventional septic

Structureless

Weak Moderate Strong

Blocky

Platy (unsuitable)

Massive (unsuitable)

Restrictive Horizon: None found: Depth: 8"

Rock or Fractured Rock: X

Clay 40% or more

Ground Water

Brief Description: No identified recharge features within 150' of proposed system location

This site evaluated by:

South Texas Wastewater Treatment
R. Bruce Cobabe, Site Evaluator
Registration Number OS0012360, State of Texas
PO Box 1284, Boerne, Texas

R. Bruce Cobabe
R. Bruce Cobabe, Site Evaluator

1/22/08
Date

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COUNTY 2019

SOUTH TEXAS WASTEWATER TREATMENT

Authorized JET Distributor - Home and Commercial - Engineering Services
P O Box 1284 Boerne, Texas 78006 * 830-249-8098 or 1-800-86-WASTE

VOID

22 May 2019

JET HOME WASTEWATER TREATMENT SYSTEM DESIGN SPRINKLER SYSTEM

Stadler Custom Homes, LLC
32335 N Hwy 281
Bulverde TX 78163
830 980-4198/830 980-4168 fax

Site: 32335 N Hwy 281
Lot 120, Unit 1
Bulverde Estates
Comal County, TX

This design includes an attached drawing No. 3839R1 dated 21 MAY 2019, RCC

Design Specifications:

Estimated average daily wastewater flow: 2160 sq ft office - 10 employees (4 gal / employee = 40gpd) and 10,053 sq ft office - 80 employees (4 gal / employee = 320gpd)- total of 90 employees(360 gpd) f with effluent treatment of 600 gpd

Pump tank/chlorine contact chamber capacity: 1000 gallons

Design application rate: 0.064 gal./sq.ft./day

Dosing cycle quantity: 360 gallons

Number of dosing cycles per day: one (1)

Timer to be installed to go off between 6:00 am and 6:00 pm

Type of float switch: mercury float switch

Design pressure head: 25-40 psi at sprinkler head

Total length of supply pipe: 123 feet

Dosing pump capacity: Little Giant WE20G05P4-22-20.0GPM @approx 25-40 psi at sprinkler

Chlorinator: NSF Approved tablet chlorinator installed at inlet of pump tank

Maximum slope of the field: 1-2 percent

Means of preventing syphoning: hose bib

Diameter of supply pipe: 1 inch

Pressure adjusting valves to be installed: hose bib required

Offsets: property lines, wells, easements, water lines, structures, swimming pools, ponds, etc shall be strictly adhered to as required by latest Texas Commission on Environmental Quality OSSF Regulations.

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Pump controls must have NEMA (National Manufacturing Association) approval. A PVC union shall be placed above the pump to allow for easy pump removal.

Calculation of field Size

Existing office (2160sf)--allow 40gpd effluent flow

New office (10,053sf)--allow 320gpd (4 ga/100 sq ft) effluent flow total of 360gpd

Assume an application rate of 15.6 square feet per gallon per day.

$$40 + 320 = 360 \div 0.064 = 5625 \text{sq ft}$$

We are installing 2 sprinkler heads, both with a 30' radius, both spraying a full circle.

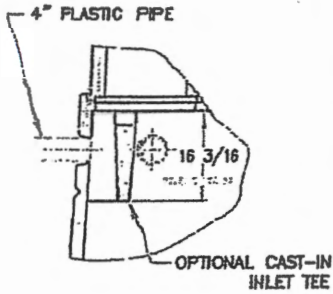
The area covered as measured by autocad: A= 5654 sq ft

VOID



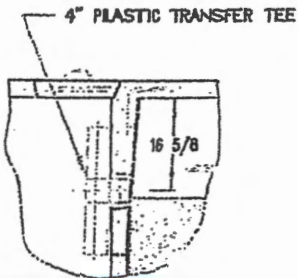
22 May 19
[Handwritten Signature]

DETAIL 1



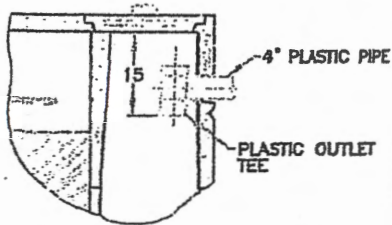
OPTIONAL INLET TEE

DETAIL 2

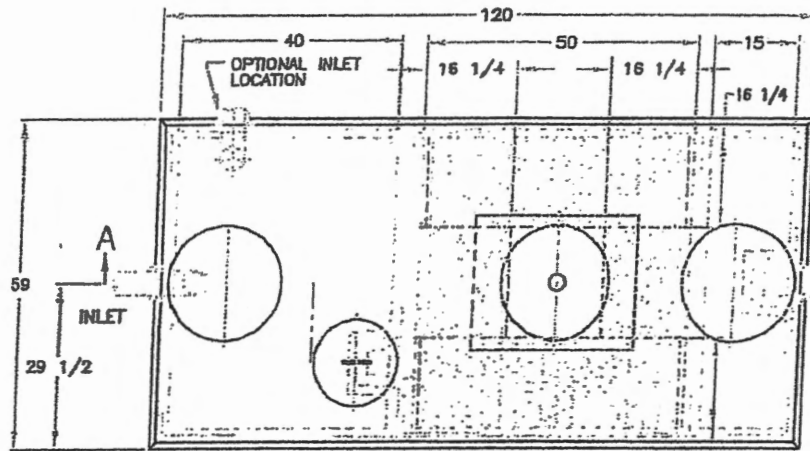


OPTIONAL TRANSFER TEE

DETAIL 3



OPTIONAL OUTLET TEE



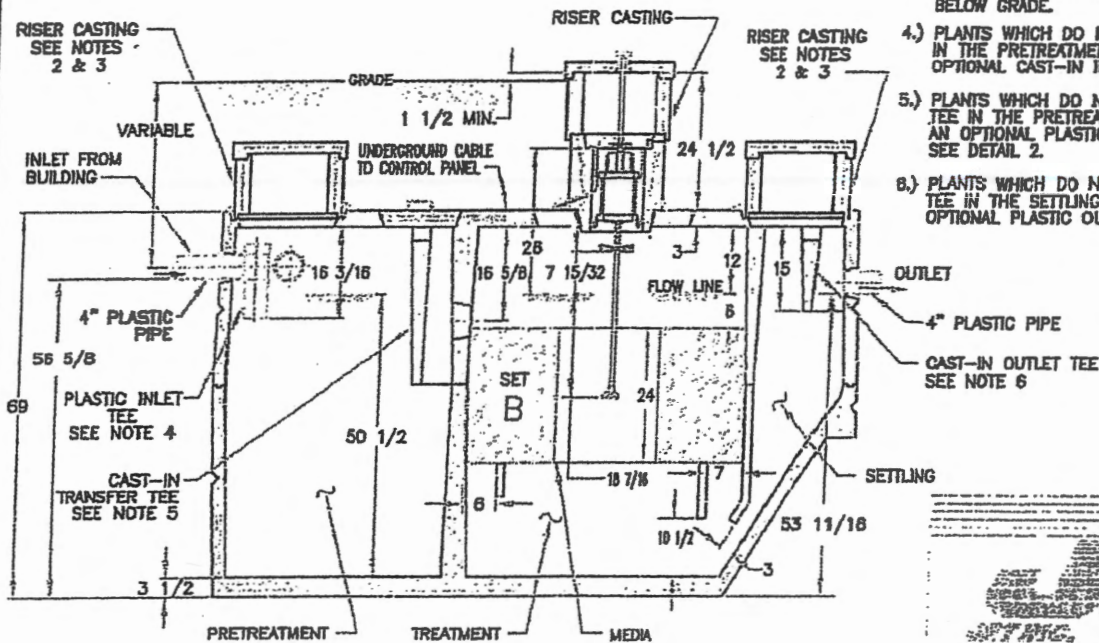
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NOTES:

- 1.) AERATOR MODELS 665LL-S AND 665LL-FP IN CYCLED OR CONTINUOUS OPERATION OR AERATOR MODELS 660-S AND 660-FP IN CONTINUOUS OPERATION MUST BE USED.
- 2.) IF AERATOR MOUNTING CASTING HAS NO RISER, RISERS ARE NOT REQUIRED HERE. REMOVABLE CONCRETE COVERS ARE REQUIRED.
- 3.) IF AERATOR MOUNTING CASTING HAS A RISER(S), COVERED RISERS ARE REQUIRED HERE. RISERS SHOULD BE DEVELOPED TO GRADE OR TO 6"-12" BELOW GRADE.
- 4.) PLANTS WHICH DO NOT USE A PLASTIC INLET TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL CAST-IN INLET TEE. SEE DETAIL 1.
- 5.) PLANTS WHICH DO NOT HAVE A CAST-IN TRANSFER TEE IN THE PRETREATMENT COMPARTMENT MAY USE AN OPTIONAL PLASTIC TRANSFER TEE. SEE DETAIL 2.
- 6.) PLANTS WHICH DO NOT HAVE A CAST-IN OUTLET TEE IN THE SETTLING COMPARTMENT MAY USE AN OPTIONAL PLASTIC OUTLET TEE. SEE DETAIL 3.

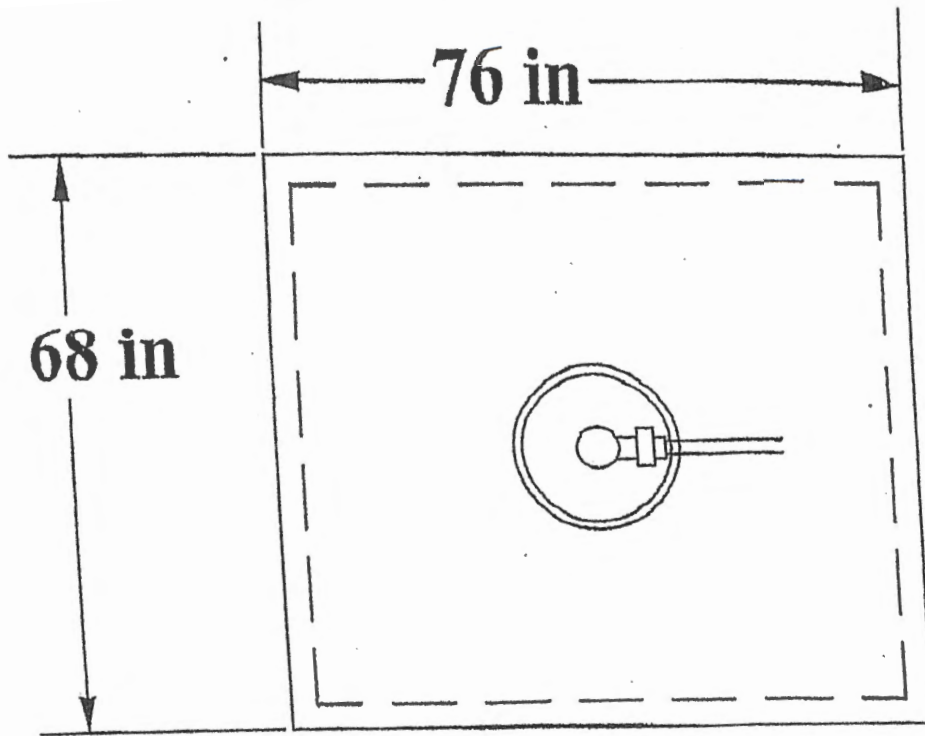


SECTION A-A

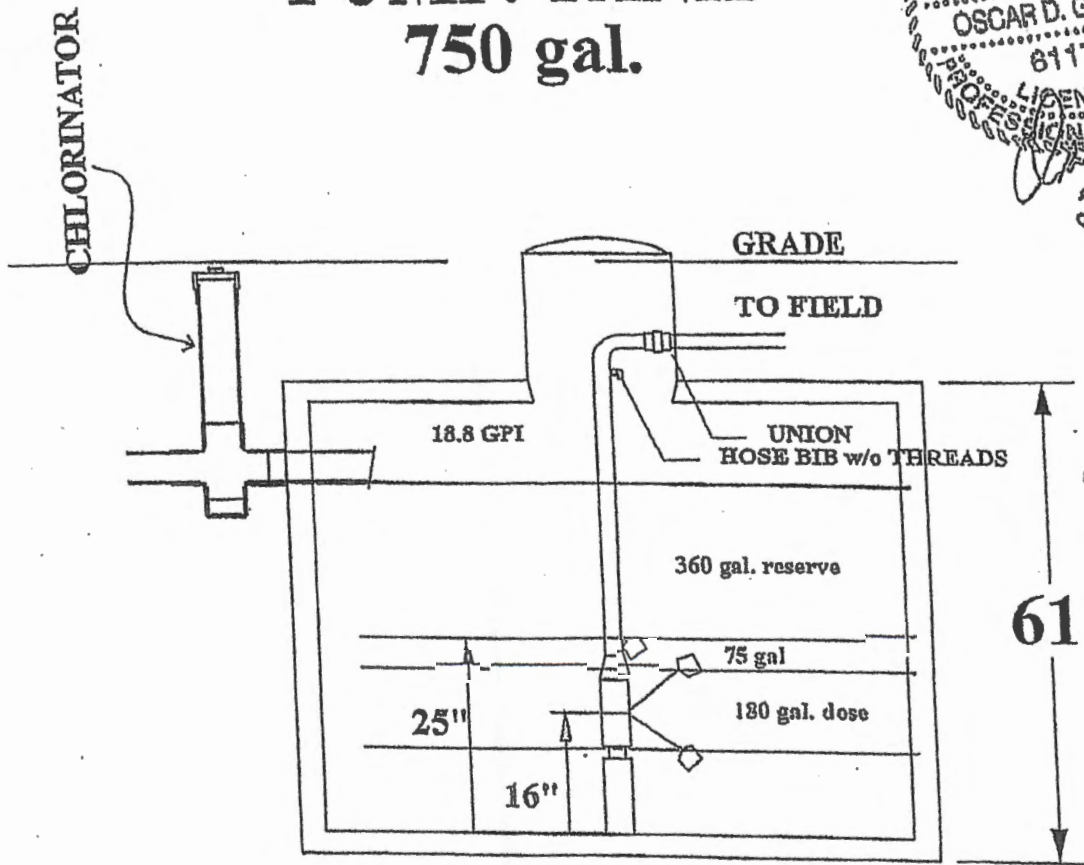
		DATE: 05-18-01
		DATE: 3-15-84
750 GPD PLANT COMPONENT PARTS & INSTALLATION		DATE: NONE
OMI JET INC.		DATE: J-750

PATENTED

FILE REF. No. ART-448



PUMP. TANK
750 gal.



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By rabsah at 3:14 pm, Jun 06, 2019



201106012901 04/14/2011 09:53:06 AM 1/2

ajm
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR ECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: March 23, 2011

Grantor: DERON STADLER

Grantor's Mailing Address:

DERON STADLER
811 Hansen Greens
San Antonio, Texas 78260
Bexar County

Grantee: RAYMOND STADLER

Grantee's Mailing Address:

RAYMOND STADLER
25103 Callaway
San Antonio, Texas 78260
Bexar County

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Lot 120, BULVERDE ESTATES, UNIT 1, in the City of Bulverde, COMAL County, Texas, according to plat recorded in Volume 2, Page 95-99, Deed and Plat Records, COMAL County, Texas.

Reservations from Conveyance: None

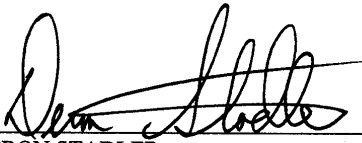
Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2011, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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By rabsah at 3:14 pm, Jun 06, 2019

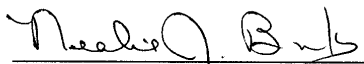
When the context requires, singular nouns and pronouns include the plural.

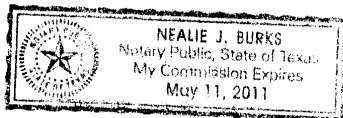

DERON STADLER

STATE OF TEXAS)

COUNTY OF Comal)

This instrument was acknowledged before me on 29th March, 2011, by DERON STADLER.


Notary Public, State of Texas
My commission expires: 5-11-2011




AFTER RECORDING RETURN TO:

Raymond Stadler
25103 Callaway
San Antonio, Texas 78260

ORIGIN ID: SATA (210) 496-0002
TRINITY TITLE OF TEXAS, LLC (LA ARC
115 NORTH LOOP 1604 EAST #2200
SAN ANTONIO, TX 78232
UNITED STATES US

Filed and Recorded
Official Public Records
Joy Streater, County Clerk
Comal County, Texas
04/14/2011 09:53:06 AM
CASHTHREE
201106012901

 Joy Streater

Bill

VOID

→ ATC-LINCOLN HEIGHTS
FILED BY
ALAMO TITLE
04-10009401 DS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 2, 2005
Grantor: LLOYD GENE COOPER and wife, LIDA COOPER

Grantor's Mailing Address (including county):

HC. #6
BX 65401
Hemphill Texas 76948

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COUNTY ENGINEER

Grantee: STADLER CUSTOM HOMES, L.L.C., a Texas limited liability company

Grantee's Mailing Address (including county):

25103 Callaway
San Antonio TX 78258

Consideration:

TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.00) and is executed by Grantee, payable to the order of COMPASS BANK. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to ROBERT C. HEWELL, Trustee.

COMPASS BANK, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Grantor, and are transferred to COMPASS BANK, without recourse on Grantor.

VOID

VOID

Property (including any improvements):

Lot 120, BULVERDE ESTATES, UNIT 1, in the City of Bulverde, Comal County, Texas, according to plat thereof recorded in Volume 2, Page 95 – 99, Map and Plat Records of Comal County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the matters filed of record in the Office of the County Clerk, Comal County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor and Grantor's heirs, executors, administrators and successors to warrant and defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

VOID

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Lloyd Gene Cooper
LLOYD GENE COOPER

Lida Cooper
LIDA COOPER

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ENGINEER

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VOID

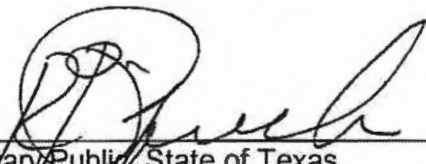
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me on March 4th, 2005, by LLOYD GENE COOPER.



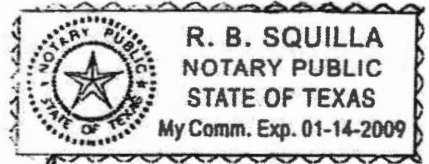
Notary Public, State of Texas

ACKNOWLEDGMENT
VOID

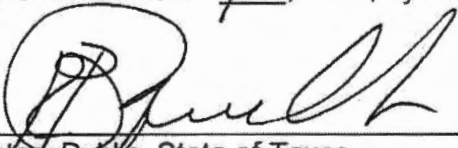
STATE OF TEXAS

§
§

COUNTY OF BEXAR



This instrument was acknowledged before me on March 4th, 2005, by LIDA COOPER.



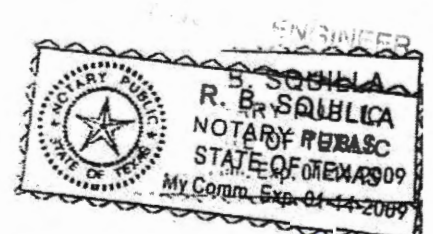
Notary Public, State of Texas

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MAY 28 2019

AFTER RECORDING RETURN TO:

Stadler Custom Homes, L.L.C.



Doc# 200506010219
Pages 3
03/18/2005 12:32PM
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$18.00

VOID



*** COMAL COUNTY ***

APPLICATION FOR A PERMIT TO CONSTRUCT A PRIVATE SEWERAGE FACILITY AND LICENSE TO OPERATE

DATE 1-4-94 PRINT CLEARLY PERMIT NO.: 73622

X PROPERTY OWNER'S NAME Todd & Kimberly Lubianski PHONE NO. (HM) 210 667 1145

X ADDRESS PO BOX 188 PHONE NO. (WK) 210 738 0346

St Hedwig TX 78152

ZIP CODE _____

DESCRIPTION OF PROPERTY: SUBDIVISION BULVERDE ESTATES

STREET NAME: _____ UNIT 1 LOT 120 BLK _____

IF NOT IN A SUBDIVISION, GIVE NAME OF ROAD/HWY. Hwy 281 ACREAGE _____

LOCATION/DIRECTIONS/MAP TO PROPERTY IS ATTACHED YES PROOF OF OWNERSHIP ATTACHED YES

PROPERTY LOCATED OVER EDWARDS RECHARGE ZONE? NO IF YES, WERE (4) PERC HOLES DUG? _____

TYPE OF DEVELOPMENT:

SINGLE FAMILY RESIDENCE 2 DESIGNATED BDRMS 2250 TOTAL SQ.FT. LIVING AREA

_____ COMMERCIAL TYPE OF BUSINESS/INSTITUTION _____

NUMBER OF OCCUPANTS _____ ESTIMATED GALLONS USED PER DAY _____

BUSINESS/INSTITUTION GENERATING MORE THAN 500 GALLONS PER DAY _____

SOURCE OF WATER: PUBLIC _____ PRIVATE

IS AN ORGANIZED DISPOSAL SYSTEM WITHIN 300 FEET OF THE PROPOSED SYSTEM? NO

PERCOLATION TEST RESULTS AND DESIGN WERE COMPLETED BY: DAVID SEAGRAVES, BS.

SIZE OF SEPTIC SYSTEM REQUIRED BASED ON LIVING AREA: TANK SIZE 1250 GALLONS (DUEL TANK)

SIZE OF DRAINFIELD (BEDS) N/A SQ.FT. TRENCHES 1000 SQ.FT.

INSTALLER'S NAME: Budnik

I CERTIFY THAT THE COMPLETED APPLICATION AND ALL ADDITIONAL INFORMATION SUBMITTED DOES NOT CONTAIN ANY FALSE INFORMATION AND DOES NOT CONCEAL ANY MATERIAL FACTS. AUTHORIZATION IS HEREBY GIVEN TO THE LICENSING AUTHORITY AND AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOT/SOIL EVALUATION AND INSPECTION OF PRIVATE SEWERAGE FACILITIES. I ALSO UNDERSTAND THAT A PERMIT TO CONSTRUCT WILL NOT BE ISSUED UNTIL THE FLOOD PLAIN ADMINISTRATOR HAS APPROVED AND RELEASED THE DEVELOPMENT PERMIT FOR THIS PROPERTY.

ALL FEES ARE NON-REFUNDABLE

X Kimberly S Lubianski
SIGNATURE OF OWNER OR DESIGNATED AGENT

IF SIGNED BY AGENT GIVE ADDRESS AND PHONE

OFFICE USE ONLY

DATE RECORDED IN BLUE BOOK AND ON SUMMARY SHEET 3-16-94 3/22/94

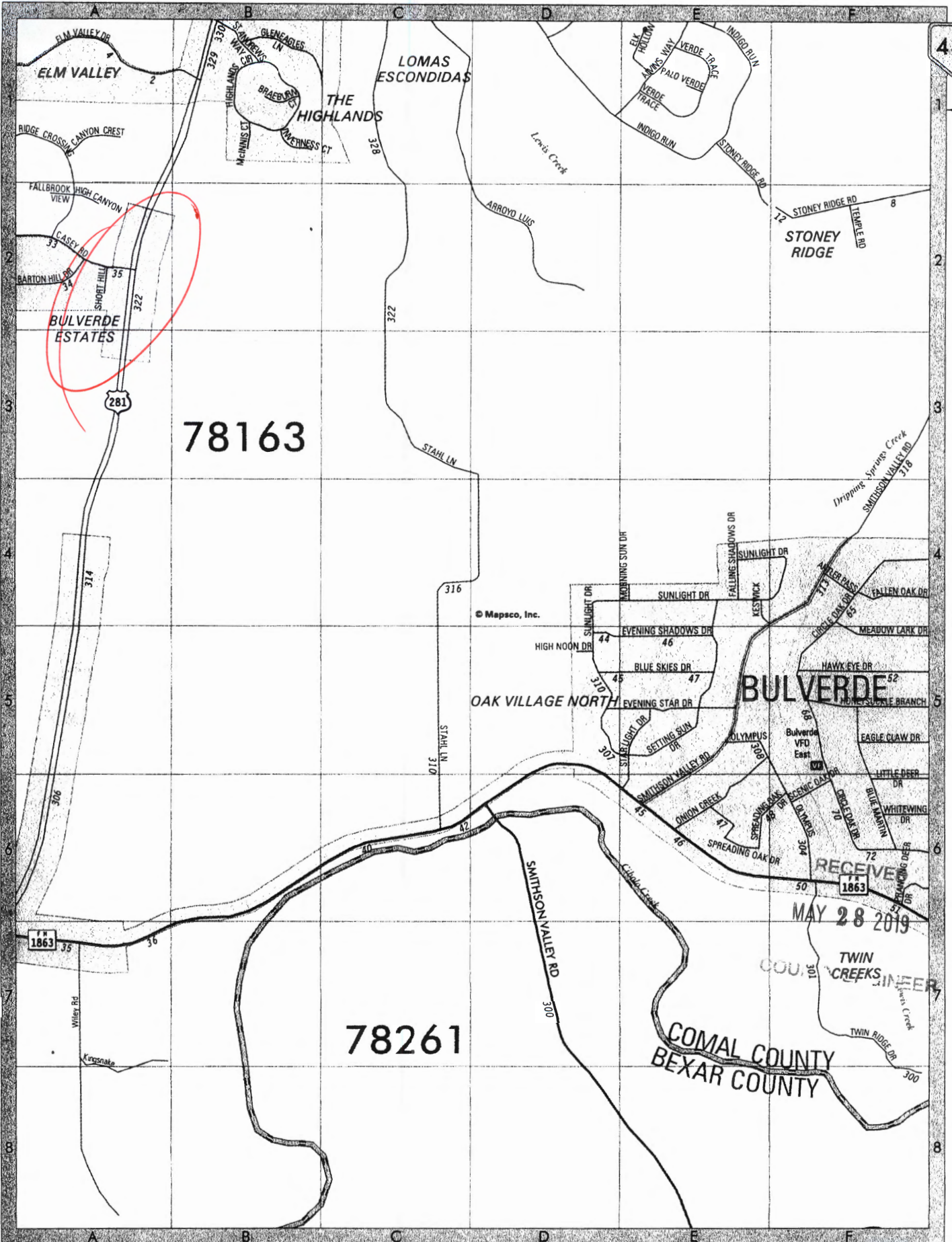
DATE LICENSE TO OPERATE WAS MAILED TO OWNER 2-25-94

(IF INSTALLATION IS DIFFERENT FROM DESIGN THE INSPECTOR HAS MADE A DESIGN OF ACTUAL INSTALLATION)

SIZES AS OF FINAL INSPECTION: 1250 TANK NA DRAINFIELD (BEDS) _____
1055 TOTAL SQ.FT. TRENCHES CHECK IF DIVERTER VALVE REQUIRED _____

INSPECTOR FOR COMAL COUNTY P. Kriss / [Signature] DATE OF FINAL INSPECTION 18 FEB 94

CCEO
COPY



78163

78261

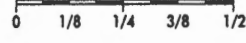
© MapscO, Inc.

MAY 28 2019

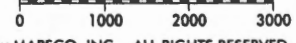
COMAL COUNTY
BEXAR COUNTY

CONTINUED ON MAP 419

SCALE IN MILES



SCALE IN FEET



South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: **Stadler Homes Office Building**
Attention: Raymond Stadler
32335 N Hwy 291
Bulverde, TX 78163

Printed: 1/28/2020
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Bulverde Estates

Customer ID: 3839

Contract Dates: 9/25/2019 - 9/25/2021

Scheduled Date: 1/25/2020

Aerator S/N: SEP1900087

Inspection 1 of 6

Installed: 9/25/2019

Warranty End: 9/25/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 1/16/2020

Time In: 10:19

Out: 10:42

Entered By: Shauna Cobabe

Method: Grab

Technician: Bart Rogers

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Residual: 0.8mg/L

Sludge Levels

For Tank 3: 0-1"

Added Chlorine Amount: 12

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- Serviced

Service Completed

Insp ID #: 488550

Provider: R. Bruce Cobabe
R. Bruce Cobabe



License #: MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Stadler Homes Office Building
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Printed: 7/28/2020
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196** Customer ID: 3839
Agency: Comal County Environmental Contract Dates: 9/25/2019 - 9/25/2021
County: Comal Sub: Bulverde Estates Scheduled Date: 5/25/2020 Inspection 2 of 6
Mfg / Brand: Jet, Inc. - J-750- 2 yr Installed: 9/25/2019
Treatment Type: Aerobic Aerator S/N: SEP1900087 Warranty End: 9/25/2020
Disposal: Surface Application

Service Type: Scheduled Inspection

Visit Date: 7/17/2020 Time In: 1:55 Out: 2:40

Method: Grab

Technician: Robert Williams-MT0001160

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Residual: 1.6

Added Chlorine Amount: 12

This counts as a type of "Scheduled Inspection"

Entered By: Lynn

Copy emailed to Customer
Customer Emailed: 7/28/2020

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 7/28/2020.

Service Completed

Insp ID #:495471

Provider: R. Bruce Cobabe
R. Bruce Cobabe



License # MP0000572

Expires: 11/30/2020

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

Customer ID
3839

Contract Period
Start Date: 4/19/2022
End Date: 4/19/2024

(830) 980-4198

Email: ksmith@stadlercustomhomes.com

Permit #: 109196

To: Stadler Homes Office Building
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Site: 32335 Hwy 281 N, Spring Branch, TX 78070

County: Comal

Installer: Ronald R Graham

Agency: Comal County Environmental

Mfg/Brand: Jet, Inc.-J-750- 2 yr-

Installed: 9/25/2019

Warranty End: 9/25/2020

South Texas Wastewater Treatment

3 visits per year - one every 4 months

360 gallons per day

Map Key: 418 A2

- I. General: This Work for Hire Agreement (hereinafter referred to as "Agreement") is entered into by and between South Texas Wastewater Treatment and the above referenced name (referred to as Customer). By this agreement, South Texas Wastewater Treatment and its' employees (hereinafter referred to as "Contractor") agree to render services at the site address stated above, as described herein, and the Customer agrees to fulfill his/her/their responsibilities, as described herein.
- II. Effective Dates: This agreement commences and ends as noted above. The date of commencement will be the date the "License to Operate" was issued by the permitting authority. The agreement may or may not commence at the same time as any warranty period of installed equipment, but in no case shall it extend the specified warranty as stated in our PROPOSAL AND CONTRACT FOR SERVICES.
- III. Renewal: This Agreement shall automatically renew for an additional period of two (2) years at the same terms and conditions unless either party gives notice of termination a minimum of thirty (30) days prior to end of first agreement period. See Section IV.
- IV Termination of Agreement: This Agreement may be terminated by either party with thirty (30) days written notice for any reason, including for example, substantial failure to perform in accordance with its terms, without fault or liability of the terminating party. NO REFUNDS. If this Agreement is so terminated, Contractor will be paid at the rate of \$85.00 per hour for any work performed and for which compensation has not been received. Either party terminating this agreement for any reason, including non-renewal, shall notify in writing the appropriate regulatory agency a minimum of thirty (30) days prior to the date of such termination.
- V. Services: Contractor will:
- A. Inspect and perform routine upkeep on the On-Site Sewage Facility (hereinafter referred to as OSSF) as recommended by the treatment system manufacturer, and required by state and/or local regulations approximately every four months.
 - B. Provide a written record of visits to the site by means of an inspection tag attached to or contained in or near the control panel.
 - C. Repair or replace: if repairs or replacement of parts is necessary during a routine service visit, the repair or replacement of parts will be made at that time, if the charges for parts do not exceed \$100.00. If the charges for parts exceed \$100.00, the homeowner will be contacted for approval at the number(s) provided by the homeowner below. If the homeowner cannot be reached for approval while the technician is at the property, the repairs will not be made if they exceed \$100.00. If the technician receives approval after he leaves the property, a service call charge of \$85.00 to return to the property will be added to the final bill. If warranted items are required to be replaced within 30 days of installation, labor will not be charged; after 30 days, labor will be charged according to the service agreement.
 - D. Provide sample collection and laboratory testing of TSS and BOD on a yearly basis as required by permit. An additional charge will be incurred by the Customer for this service. (Only required for other than single family residence.)
 - E. Forward copies of this Agreement and all reports to the regulatory agency and the customer within 14 days.
 - F. Visit site in response to Customer's request for unscheduled service within forty-eight (48) hours of the date of notification of said request. Unless otherwise covered by warranty, costs for such unscheduled responses will be billed to Customer.
- VI. Disinfection: Not Required. Required. The responsibility to maintain the disinfection device (s) and provide any necessary chemicals is that of the Customer. If the Customer pays for it, Contractor will add 12 tablets of chlorine at routine services (See Section V Sub-section A) RS INITIAL
- VII. Electronic Monitoring is is not included in this Agreement.
- VIII. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions:
- A. If this is an initial agreement (new installation):
 - 1. Contractor's receipt of a fully executed original copy or email of this agreement and all documentation requested by Contractor.
 - 2. Contractor providing the equipment and installation for this OSSF.
 - 3. Contractor's receipt of payment in full for the equipment and installation.
 - 4. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in section XIV of this Agreement.
 - B. If this is not an initial agreement (existing system):
 - 1. Contractor's receipt of a fully executed original copy of this agreement and all documentation requested by Contractor.
 - 2. Contractor's receipt of payment of the wastewater monitoring fee in accordance with the terms as described in Section XIV of this agreement
 - C. If the above conditions are not met, Contractor is not obligated to perform any portion of this agreement.
- IX. Customer's Responsibilities: The Customer is responsible for each and all of the following :
- A. DO NOT ALLOW ALTERATION TO ANY PART OF THE SYSTEM OR SPRINKLER HEAD LOCATIONS. ALTERATIONS WOULD PUT THE SYSTEM OUT OF COMPLIANCE AND WOULD CAUSE THE PROPERTY OWNER ADDITIONAL EXPENSES TO BRING THE

SYSTEM BACK INTO COMPLIANCE.

- B. Provide all necessary yard or lawn maintenance and the removal of all obstacles, including but not limited to dogs and other animals, vehicles, trees, brush, trash, or debris, as needed to allow the OSSF to function properly, and to allow Contractor safe and easy access to all parts of the OSSF.
- C. Protect equipment from physical damage including but not limited to that damage caused by insects.
- D. Maintain a current license to operate, and abide by the conditions and limitations of that license, and all requirements for an on-site sewage facility (OSSF) from the State and/or local regulatory agency, whichever are more stringent, as well as proprietary system's
- E. Notify Contractor immediately of any and all alarms, and/or any and all problems with, including failure of, the OSSF.
- F. Provide, upon request by Contractor, water usage records for evaluation by Contractor as to the performance of the OSSF.
- G. Allow for samples at both the inlet and outlet of the OSSF to be obtained by Contractor for the purpose of evaluating the OSSF's performance. If these samples are taken to a laboratory for testing, with the exception of the service provided under Section. Sub-section D above, Customer agrees to pay Contractor for sample collection and transportation, portal to portal, at a rate of \$65.00 per hour plus the associated fees for laboratory testing.
- H. Prevent the backwash or flushing of water treatment of conditioning equipment from entering the OSSF.
- I. Prevent the condensate from air conditioning or refrigeration units, or the drains of icemakers, from hydraulically overloading the aerobic treatment units. Drain lines may discharge into the surface application pump tank if approved by system designer.
- J. Provide for pumping and cleaning of tanks and treatment units, when and as recommended by Contractor, at Customer's expense.
- K. Maintain site drainage to prevent adverse effects on the OSSF.
- L. Pay promptly and fully, all Contractor's fees, bills, or invoices as described herein.

X. Access by Contractor: Contractor is hereby granted an easement to the OSSF for the purpose of performing services described herein. Contractor may enter the property during Contractor's normal business hours and/or other reasonable hours without prior notice to Customer to perform the Services and/or repairs described herein. Contractor shall have access to the OSSF electrical and physical components. **IF SPECIAL ARRANGEMENTS ARE REQUESTED (any advance or prior notice or contacting of owner/resident in order to enter property to perform routine service visit, (locked gates, biting dogs, appointment to enter, to call on the way, etc.) or if any part of the system is located behind a locked door (garage, etc.) -THERE IS AN ADDITIONAL CHARGE.** Tanks and treatment units shall be accessible by means of man ways, or risers and removable covers, for the purpose of evaluation as required by State and/or local rules and proprietary system manufacturer. If not an initial agreement (new installation) and this access is not in place or provided for by the customer, the costs for the labor of excavation, and possibly other labor and materials costs, will be required. These costs shall be billed to Customer as an additional service at a rate of \$85.00 per hour, plus materials at list price. Excavated soil shall be replaced as best as Contractor can at the time such service is performed and under no circumstances is Contractor responsible for damages to sod, grass, roots, landscaping, or any unmarked underground items (telephone, television, or electric cables, water air or gas lines, etc.), or for the uneven settling of the soil.

XI. Limit of Liability: Contractor shall not be held liable for any incidental, consequential, or special damages, or for economic loss due to expense, or for loss of profits or income, or loss of use to Customer, whether in contract tort or any other theory. In no event shall Contractor be liable in an amount exceeding the total Fee for Services amount paid by Customer under this Agreement.

XII. Severability: If any provision of this "Proposal and Contract" shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this "Agreement" is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

XIII. Fee for Services: The fee for the basic Services described in this Agreement is _____. This fee does not include any equipment, materials, or labor necessary for non-warranty repairs or for **unscheduled, Customer requested visits to the site which will incur a service call fee of \$85.00, plus parts and labor.**

XIV. Payment: Payment of Fee for Services for the original term as stated above is to be made as follows:

Included in PROPOSAL AND CONTRACT

Full amount due upon signature (Required of new Customer)

Payments of \$ 580.00 due upon receipt of invoice. (Payment terms for renewal of agreement.)

Payment of invoice(s) for any other service or repair provided by contractor is due upon receipt of invoice. Invoices are mailed on the date of invoice. All payments not received within thirty (30) days from the invoice date will be subject to a late penalty and a 1.5% per month carrying charge, as well as any reasonable attorney's fees, and all collection and court costs incurred by Contractor in collection of unpaid debt(s). Any check returned to Contractor for any reason will be assessed a \$30.00 returned check fee.

XV. Application of Transfer of payment: The fees paid for this agreement are not refundable, however, the agreement is transferable. Customer will advise subsequent property owner(s) of the state requirement that they sign a replacement agreement authorizing Contractor to perform the herein described Services, and accepting Customer's Responsibilities. This replacement Agreement must be received from Customer first to any past due obligations arising from this Agreement including late fees or penalties, returned check fees, and/or charges for services

or repairs not paid within thirty (30) days of invoice date. Any remaining monies shall be applied to the funding of the replacement Agreement. The consumption of funds in this manner may cause a reduction in the termination date of effective coverage per this agreement. See Section IV.

XVI. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement, oral or written.

R. Bruce Cobale R. Bruce Cobale OSSF Installer II, Lic OS0004815, and, OSSF Site Evaluator, Lic OS0012360
 Name Date exp 1/31/2024 exp 12/31/2023

Certified Service Provider for: Jet Inc. Member: Texas On-Site Wastewater Association and National On-site Wastewater Recycling

Acceptance of Agreement: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the Services as specified. It is understood and agreed that this work is not provided for in any other agreement and no contractual rights arise until this "Agreement" is accepted in writing AND payment is made as outlined above.

[Signature] 4/26/2022 Roy@LifeStyleByStadler.com
 Customer Date E-Mail

CONTACT PHONE NUMBERS:

#1 210-669-8265
 #2 _____

Gate Codes for:

SubDivision _____
 Property _____

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

bruce@stwastewater.com

To: Stadler Homes Office Building
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Printed: 5/3/2022
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196** Customer ID: 3839
Agency: Comal County Environmental Contract Dates: 4/19/2022 - 4/19/2024
County: Comal Sub: Bulverde Estates Scheduled Date: 4/28/2022 Inspection 1 of 6
Mfg / Brand: Jet, Inc. - J-750- 2 yr Installed: 9/25/2019
Treatment Type: Aerobic Aerator S/N: SEP1900087 Warranty End: 9/25/2020
Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 4/28/2022

Time In: 1:22pm

Out: 2:15pm

Entered By: Monica

Method: Grab

Technician: Andrew Dykes - MT0001810

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 1-2"

Chlorine Supply: Operational

Chlorine Residual: 1.0

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

Serviced

Cleaned BAT media. The first sprinkler in line has very high grass around it which is restricting the flow. The second sprinkler in line is on a length of pipe, sticking up, approx. 18" out of the ground. Please cut back grass around the first sprinkler. The second sprinkler should be returned to its permitted design. Otherwise, the system is running as designed.

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 5/3/2022.

Insp ID #:516783

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: **Stadler Homes Office Building**
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Printed: 9/26/2022
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Bulverde Estates

Customer ID: 3839

Contract Dates: 4/19/2022 - 4/19/2024

Scheduled Date 8/28/2022

Aerator S/N: SEP1900087

Inspection 2 of 6

Installed: 9/25/2019

Warranty End: 9/25/2020

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: 9/16/2022

Time In: 9:55

Out: 10:25

Entered By: Lynn

Method: Grab

Technician: Robert Williams-MT0001160

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.2

Sludge Levels

For Tank 3: 2-6"

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced

- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 9/26/2022.

Service Completed

Insp ID #:520484

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001160 Expires: 4/30/2025

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: **Stadler Homes Office Building**
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Printed: 2/28/2023
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196**

Agency: Comal County Environmental

County: Comal

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Bulverde Estates

Customer ID: 3839

Contract Dates: 4/19/2022 - 4/19/2024

Scheduled Date: 12/28/2022

Aerator S/N: SEP1900087

Inspection 3 of 6
Installed: 9/25/2019

Warranty End: 9/25/2020

Service Type: Scheduled Inspection

Visit Date: 1/30/2023

Time In: 2:15

Out: 3:00

Method: Grab

Technician: Andrew Dykes - MT0001810

Maint. Provider: R. Bruce Cobabe

This counts as a type of "Scheduled Inspection"

Entered By: Shauna Cobabe

Copy emailed to Customer

Customer Emailed: 2/28/2023

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.4 mg/L

Sludge Levels

For Tank 3: 2-4"

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

- Technician Secured the Tank Lid and/or Riser prior to leaving location.
- BATs cleaned during the Scheduled inspection
- Serviced - Copy emailed to the customer on 2/28/2023.

Service Completed

Insp ID #: 524283

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0001810 Expires: 10/31/2022

South Texas Wastewater Treatment
PO Box 1284
Boerne, TX 78006

Phone: (830) 249-8098

To: **Stadler Homes Office Building**
Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Printed: 6/26/2023
Site: 32335 Hwy 281 N
Spring Branch, TX 78070
(830) 980-4198

Permit #: **109196**

Customer ID: 3839

Agency: Comal County Environmental

Contract Dates: 4/19/2022 - 4/19/2024

County: Comal

Sub: Bulverde Estates

Scheduled Date: 4/28/2023

Inspection 4 of 6

Mfg / Brand: Jet, Inc. - J-750- 2 yr

Installed: 9/25/2019

Treatment Type: Aerobic

Aerator S/N: SEP1900087

Warranty End: 9/25/2020

Disposal: Surface Application

Service Type: Scheduled Inspection

This counts as a type of "Scheduled Inspection"

Visit Date: **6/2/2023**

Time In: 12:40

Out: 1:32

Entered By: Lynn

Method: Grab

Technician: Carlos Romero - MT0000909

Maint. Provider: R. Bruce Cobabe

Aerators: Operational

Sludge Levels

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

For Tank 3: 2-3"

Chlorine Supply: Operational

Chlorine Residual: 1.0

Added Chlorine Amount: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Service Completed

Serviced - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 6/26/2023.

Insp ID #:528012

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License Info: MP0000572 Expires: 11/30/2023

License Info: MT0000909 Expires: 12/31/2023

South Texas Wastewater Treatment

(830) 249-8098

PO Box 1284
Boerne, TX 78006

Printed:10/14/2023

Permit: 109196

Site: 32335 Hwy 281 N, Spring Branch, TX 78070

Main Phone: 8309804198

Cell Phone: 8309804168

Stadler Homes Office Building

Attention: Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Agency: Comal County Environmental

County: Comal

Subdivision: Bulverde Estates

System Info: MFG: Jet, Inc. Brand: J-750- 2 yr

Customer ID: 3839

Treatment Type: Aerobic

Disposal Type: Surface Application

Aerator S/N: SEP1900087

Insp ID: 531609

Installed: 9/25/2019

Warranty Expiration: 9/25/2020

Visit Details

<----->

Visit Date: 9/28/2023

Entered By: Lynn

Scheduled Date: 8/28/2023

Time In: 9:43

Contract Starts: 4/19/2022

Entered On: 10/14/2023

Time Out: 10:21

Contract Ends: 4/19/2024

Visit Results

Service Type: Scheduled Inspection

Added Chlorine

Count: Inspection 5 of 6

Method: Grab

License #

Expires

Technician: Arthur Chapelle

Provider: R. Bruce Cobabe

MP0000572

11/30/2023

Service Completed

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 1.0

Chloring Amount Added: 6

Sludge Level Tank 3: 1-2"

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments

Serviced - Technician Secured the Tank Lid and/or Riser prior to leaving location.

Provider: *R. Bruce Cobabe*

R. Bruce Cobabe

License: Number: MP0000572 Exp: 11/30/2023

South Texas Waste Water Treatment, LLC

(830) 249-8098

PO Box 1284
Boerne, TX 78006

Printed:4/6/2024

Permit: 109196

Site: 32335 Hwy 281 N, Spring Branch, TX 78070

Main Phone: 8309804198
Cell Phone: 8309804168

Stadler Homes Office Building

Attention:Raymond Stadler
32335 N Hwy 281
Bulverde, TX 78163

Agency: Comal County Environmental
County: Comal
Subdivision: Bulverde Estates

System Info: MFG: Jet, Inc. Brand: J-750- 2 yr Customer ID: 3839
Treatment Type: Aerobic Disposal Type: Surface Application Aerator S/N: SEP1900087 Insp ID: 535518
Installed: 9/25/2019 Warranty Expiration: 9/25/2020

Visit Details ----->
Visit Date: 3/4/2024 Entered By: Monica
Scheduled Date: Time In: 3:30pm Contract Starts: 4/19/2022 Customer Emailed: 4/6/2024
Entered On: 4/6/2024 Time Out: 4:15pm Contract Ends: 4/19/2024 Agency Emailed: 4/6/2024

Visit Results
Service Type: Scheduled Inspection Added Chlorine
Count: Inspection 6 of 6
Method: Grab License # Expires
Technician: Andrew Dykes - MT0001810 MT0001810 10/31/2025
Provider: R. Bruce Cobabe MP0000572 11/30/2026 Service Completed

Aerators: Operational
Filters: Operational
Irrigation Pumps: Operational Sludge Level Tank 3: 1-3"
Disinfection Device: Operational
Chlorine Supply: Operational
Chlorine Residual: 1.0
Chloring Amount Added: 6

Tank Lid / Riser: Secured

Electric Circuits: Operational
Distribution System: Operational
Drip/Sprayfield Veg: Operational

Alarm: Operational

Comments
Serviced
Cleaned BAT media.
- Technician Secured the Tank Lid and/or Riser prior to leaving location. - Copy emailed to the customer on 4/6/2024.

Provider: *R. Bruce Cobabe*
R. Bruce Cobabe
License: Number: MP0000572 Exp: 11/30/2026